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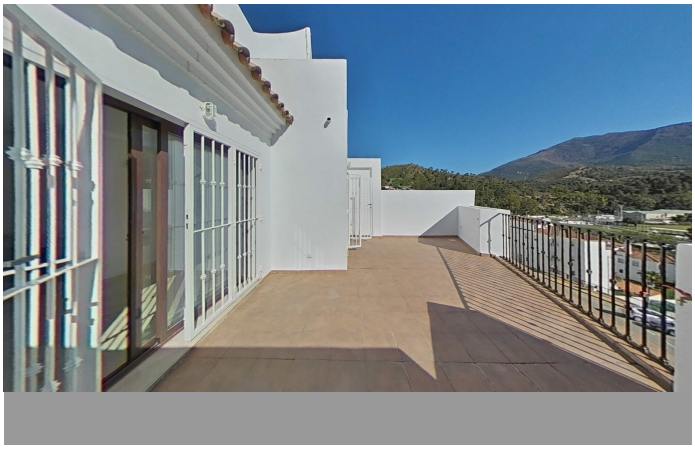
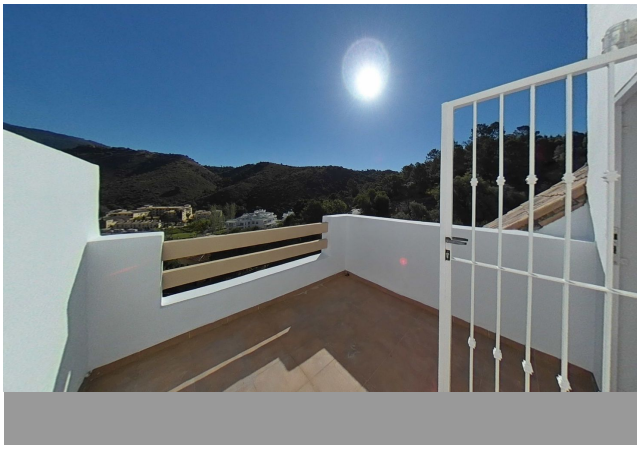
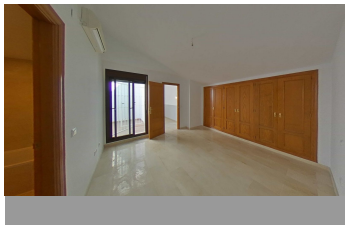

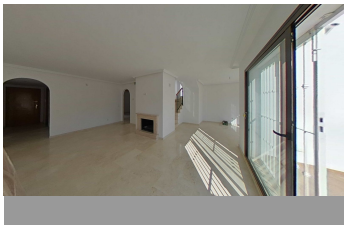


Penthouse Duplex in Benahavís

Bedrooms	**2**	Bathrooms	**2**	Built	**145m2**	Terrace	**37m2**

R5542720 **Penthouse Duplex** **Benahavís** **532.000€**

TENANTED PROPERTY – IDEAL FOR INVESTORS Spacious **146 m² duplex penthouse** located in Benahavís, Málaga. The property is distributed over two floors connected by an internal staircase and is situated within a private residential development with lift access. It comprises a spacious living-dining room, a separate fully fitted kitchen equipped with a ceramic hob, oven and extractor hood, **2 bedrooms with fitted wardrobes and 2 bathrooms**. Additional features include pre-installation for air conditioning, a fireplace and an open terrace on the upper floor. LOCATION The property is situated in the heart of Benahavís, a charming town on the Costa del Sol, with easy access to essential services and local amenities. Several golf courses can be found nearby, with the closest approximately 10 minutes away. The property also benefits from convenient road connections, with access to the AP-7 motorway in less than 10 minutes and San Pedro de Alcántara beach approximately 20 minutes away. ### INVESTMENT OPPORTUNITY – PROPERTY CURRENTLY RENTED This property represents an attractive opportunity for investors looking to acquire a residential asset with an existing rental income. The property is currently rented at market rates under an active tenancy agreement. **Rental information:** - Current monthly rent according to the latest tenancy record: **€1,114.18** - Existing residential tenancy agreement. - Contractual expiry date: **29 June 2029** - Property currently occupied by tenants. - Rental payment status and tenancy conditions subject to verification. **IMPORTANT:** As the property is

?currently ?occupied ?by ?tenants, ?interior viewings are ?not ?available at this time. For further ?information about ?the property, ?rental ?conditions or purchasing process, ?please ?do ?not ?hesitate ?to ?contact ?us.

Covered Terrace	Covered Terrace	Lift
Private Terrace		